

89-338-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
15th day of December, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Daniel W. Paris
Petitioner's Attorney: _____
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. Frank Newman
25800 Sherwood
Warren, Michigan 48091

RE: Item No. 249, Case No. 89-338-A
Petitioner: Daniel W. Paris
Petition for Zoning Variance

Dear Mr. Newman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosure

cc: Mr. Michael A. Gentry
P & M Distributors
25800 Sherwood
Warren, MI 48091



Maryland Department of Transportation
State Highway Administration

Rick d.H. Train
Secretary
Hal Kessoff
Administrator

January 11, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Liberty Plaza Associates
Zoning meeting 12/27/88
N/S Liberty Road
MD 26
578' east of the
centerline of Brenbrook
Road
Item #249

Dear Mr. Haines:

After reviewing the submittal for a variance to allow a shopping center identification sign with a total of 333.5 square feet in lieu of the permitted 150 square feet, we have the following comment.

We have forwarded this plan to our Highway Beautification Section, c/o Morris Stein (333-1642), for all comments relative to zoning.

Very truly yours,

Gregory J. Mills, Jr.
Gregory J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es

cc: STV/Lyon Associates
Mr. J. Ogle
Mr. Morris Stein w/att.

RECEIVED
JAN 13 1989

ZONING OFFICE

My telephone number is (301) 333-1350

Telegraphwriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Fire Department
Towson, Maryland 21204 2566
494-4500

Paul H. Reincke
Chief

January 12, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Legal Owner: Liberty Plaza Assoc.
Contract Purchaser: F & M Distributors
Location: 5715 Liberty Road

Item No.: 249

Zoning Agenda: Meeting of 12/27/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* 1/16/89
Planning Group
Special Inspection Division
NOTED & APPROVED: _____
Fire Prevention Bureau

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

January 17, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 137, 236, 248, 249, 250, 251, 254, 256, 257, and 258.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSE/lw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner

Date: February 10, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
Liberty Road Plaza Assoc.
SUBJECT: Zoning Petition No. 89-338-A

The petitioner is requesting a variance to allow a free-standing shopping center identification sign of 333.5 square feet in lieu of the 150 square feet permitted. In reference to this request, staff provides the following information:

- The petitioner's development is located at the intersection of Brenbrook and Liberty Roads. This area falls within the Liberty Road Action Plan that was adopted by County Council on 1/5/81 as part of the Master Plan. The signage requirements are outlined on page 22 of the study (see attachments). The petitioner should comply with the requirements as provided in the study. Staff is willing to work with the developer in undertaking a comprehensive sign program for the development.

Based upon the recommendations provided in the Liberty Road Action Plan, staff recommends that the petitioner comply with the guidelines provided.

PK/sf

Attachments

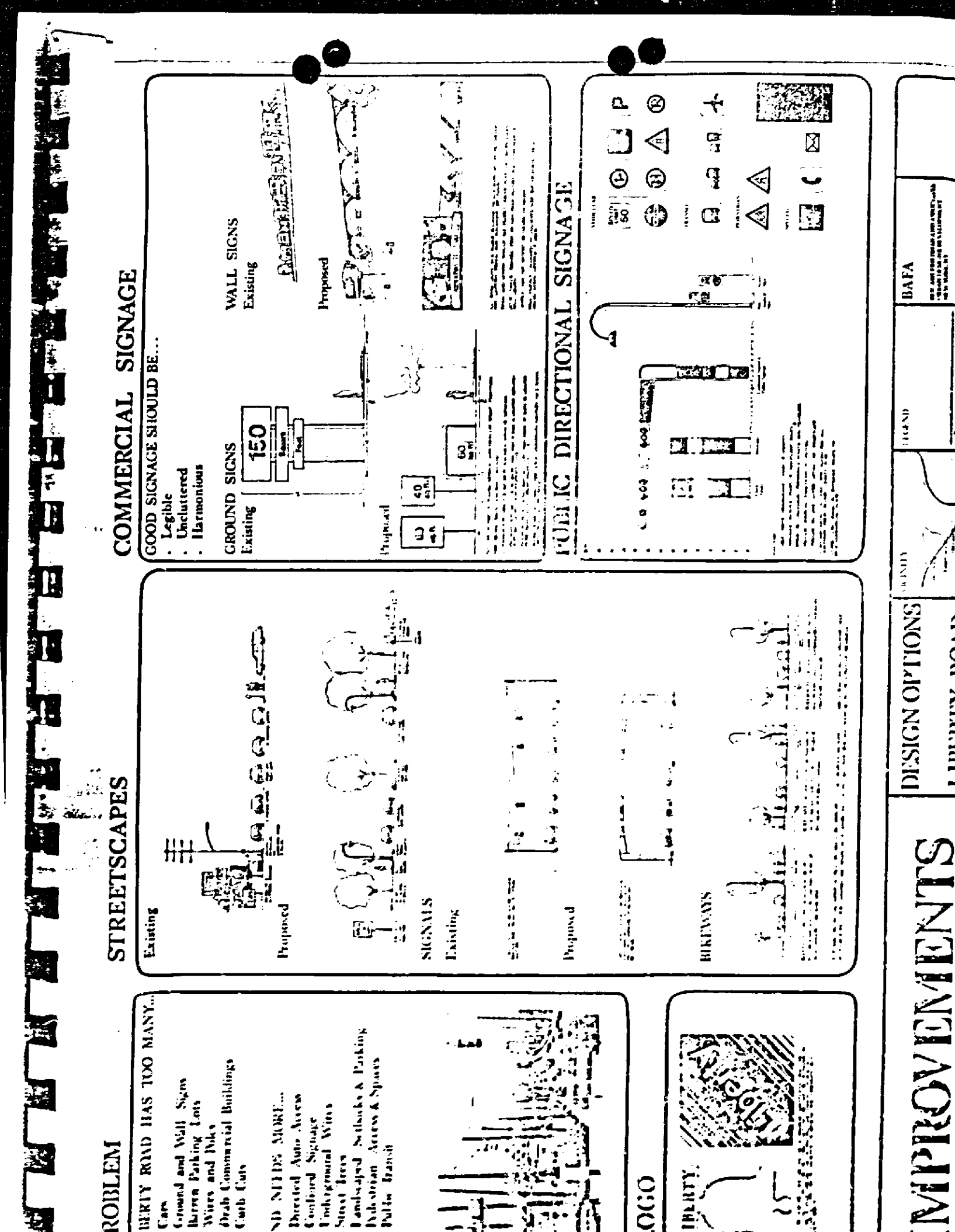
accompanying drawings, exclusive of the median. The idea is to begin the visual transformation at the most intensively used locations, and where community image is most visible. Baltimore County should work with the community and develop detailed designs for the streetscape system, with the five major focal intersections receiving initial emphasis. The program should include matching private sector reinvestment and removal of overhead utilities. Potential use of Federal grants and subsidies should be examined as a part of a comprehensive strategy involving public and private participation.

Commercial signage: After a thorough examination of Liberty Road, it is obvious that the commercial signage problem continues to be a serious intrusion into the built environment. Whether this condition can be changed appears to be a political issue rather than one of pure design. However, the proposal for sweeping changes is as important an issue today and for the coming 20 years into the 21st Century as it was 20 years ago.

Ground Signs in general are grossly oversized on Liberty Road and out of proportion. To correct this problem it is recommended that there be a requirement for a minimum of 15 feet of planted setback including large-growing trees along all street frontages. This landscaped setback is intended to create a visually attractive edge to the boulevard that is free of clutter, parked cars and asphalt. It needs big trees and screening of parking lots. Any ground signs within this 15-foot setback area should be restricted to a maximum of 6 feet in height and 60 square feet of sign area. If ground signs are located between 15 and 20 feet from the property line, they may increase to a maximum height of 15 feet but no more than 60 square feet of sign area. If located 20 feet or more from the property line, the height cannot exceed 15 feet, but the sign area can reach a maximum of 60 square feet. No more than three ground signs should be allowed for each commercial complex, with no two signs closer together than 200 feet. Ground signs on Liberty Road need more creative design solutions and should be reviewed by a graphic design consultant to Baltimore County.

Wall Signs need tighter space and location controls. Otherwise, commercial wall signs are in need of more creative design beyond the typical sign company look. It is recommended that all store units in a single building or in a shopping complex have uniform design and placement of signs according to plans reviewed and approved by a graphic design consultant to Baltimore County. Signs and cut-out letters should not project above roof or canopy lines. Up to 3 square feet of sign area should be allowed for every foot of wall length. Letters should not exceed 18 inches in height. Wall murals should be allowed in unlimited size (within the wall areas) but prohibited from containing words, letters or logos.

Public Directional Signs help to: (1) create neighborhood image and identity; (2) announce entrance points to significant places; (3) serve as landmarks/reference points for travelers; (4) provide essential directions; and (5) reduce signage clutter. As part of this study, examples were provided for a coordinated system for all directional signs, and the location of specially designed logos and signs at the entrance points to each commercial node.



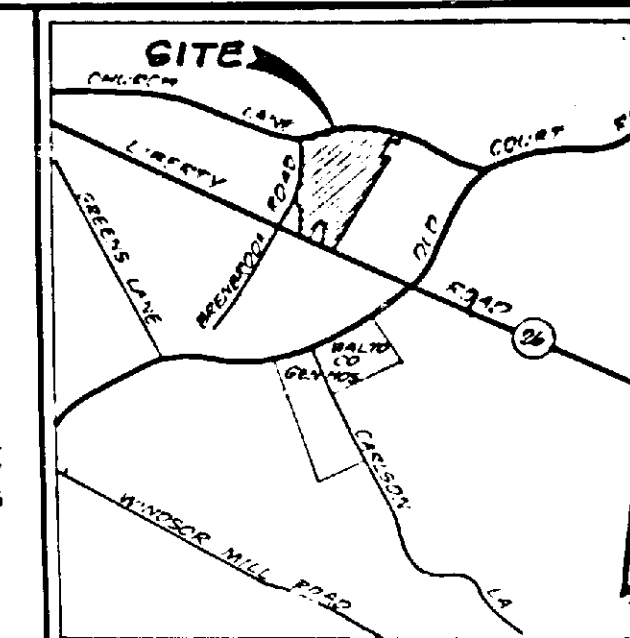
6. Rights-of-Way to Consolidated Gas Electric Light and Power Company of Baltimore from (a) Herbert J. Snyder, et al., dated September 14, 1953 and recorded among the Land Records of Baltimore County, Maryland, at Liber G.L.B. 2387, folio 134; (b) Richard D. Flowers and wife dated January 15, 1954 and recorded among the aforesaid Land Records at G.L.B. 2439, folio 60; and (c) Thomas M. Flowers and wife dated January 2, 1956 and recorded among the aforesaid Land Records at Liber G.L.B. 2888, folio 562.
7. Right-of-Way to Baltimore Gas and Electric Company from Court Plaza Realty Company dated June 29, 1960 and recorded among the aforesaid Land Records at Liber W.J.R. 3736, folio 447.
8. Rights-of-Way to Baltimore Gas and Electric Company from Liberty Plaza, Inc. as follows: (a) dated May 14, 1962 and recorded among the aforesaid Land Records at Liber W.J.R. 4000, folio 5234; (b) dated September 11, 1962 and recorded among the aforesaid Land Records at Liber W.J.R. 4052, folio 31; (c) dated December 14, 1962 and recorded among the aforesaid Land Records at Liber W.J.R. 4093, folio 502; and (d) dated September 19, 1966 and recorded among the aforesaid Land Records at Liber D.T.G. 4680, folio 384.
9. Rights of others in and to so much of the property which lies in the bed of Church Road.
10. Subject to the Lease dated July 9, 1968 and recorded among the aforesaid Land Records at Liber 5005, folio 394, by and between Court Plaza Realty Company and The American Oil Company.
11. Subject to the lease easements granted in a Deed from Lee M. Cohen, et al., trading as Court Plaza Realty Company to Baltimore County, Maryland, dated June 30, 1959 and recorded among the aforesaid Land Records at Liber 3564, folio 227.
12. Subject to matters referred to in an Inquisition in the matter of State Roads Commission of Maryland vs. Rendlewood Bowlerama, Inc., et al., recorded in the aforesaid Land Records at Liber 4752, folio 86, and as shown on State Roads Commission Plat 26589 referred to therein.

NOTE: EXCEPTIONS INDICATED BY LOCATION. SHOWN THUS: (E)

NOTES

UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENT, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.

LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS HAS BEEN FIELD LOCATED WHERE POSSIBLE, BUT IN CASES WHERE THE LINES HAVE BEEN CONSTRUCTED AND PAVED OVER, THE CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR AN ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.



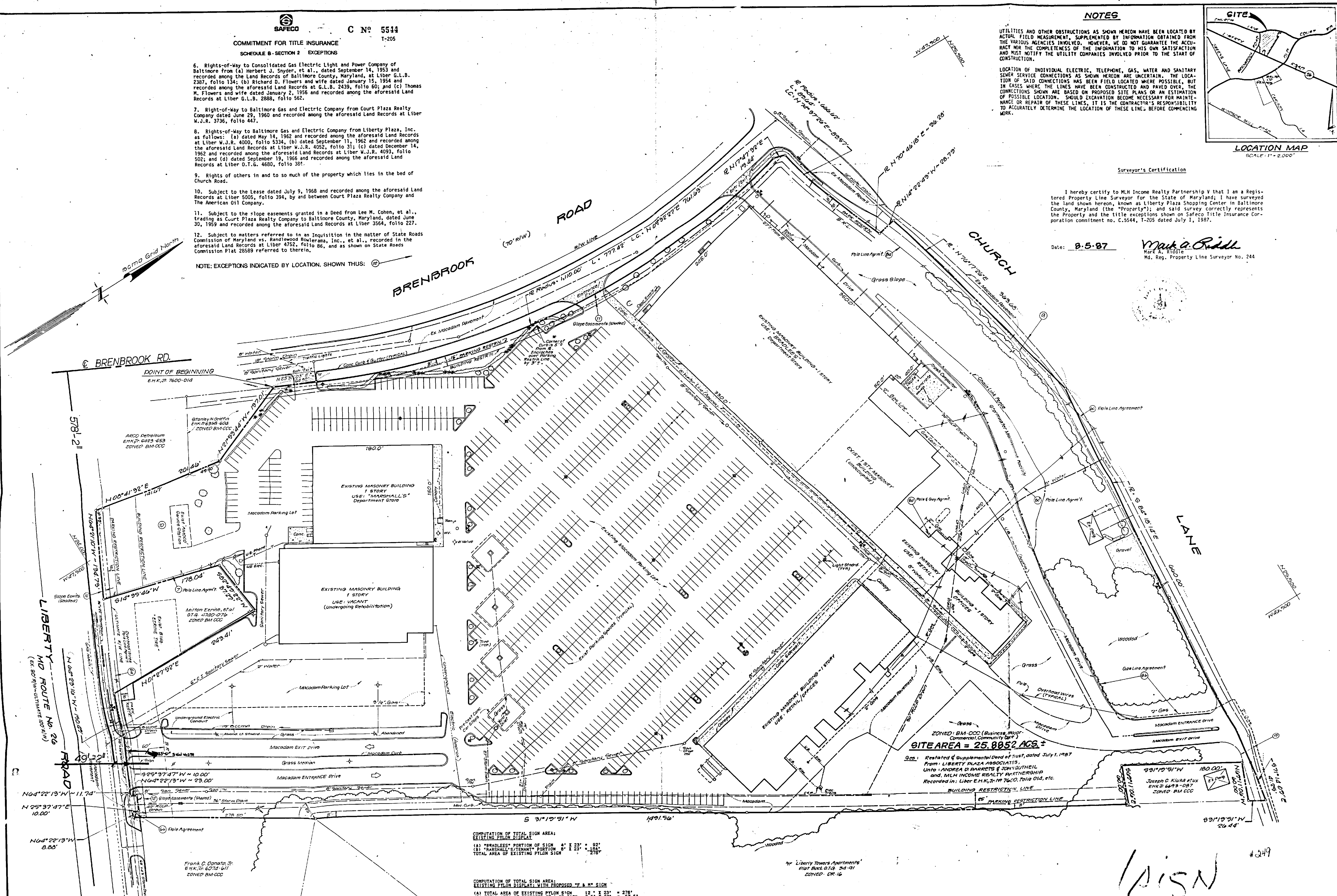
LOCATION MAP
SCALE: 1" = 2,000'

Surveyor's Certification

I hereby certify to MLH Income Realty Partnership V that I am a Registered Property Line Surveyor for the State of Maryland; I have surveyed the land shown hereon, known as Liberty Plaza Shopping Center in Baltimore County, Maryland (the "Property"); and said survey correctly represents the Property and the title exceptions shown on Safeco Title Insurance Corporation commitment no. C.5544, T-205 dated July 1, 1987.

Date: 8-5-87

Mark A. Riddle
Md. Reg. Property Line Surveyor No. 244



COMPUTATION OF TOTAL SIGN AREA:
EXISTING Pylon Display
(A) PARALLEL PORTION OF SIGN 8' x 23' = 184'
(B) PARALLEL PORTION OF SIGN 8' x 23' = 184'
TOTAL AREA OF EXISTING Pylon SIGN 368'

COMPUTATION OF TOTAL SIGN AREA:
EXISTING Pylon Display WITH PROPOSED "F" & "M" SIGN
(A) TOTAL AREA OF EXISTING Pylon SIGN 12' x 23' = 276'
(B) TOTAL AREA OF PROPOSED "F" & "M" SIGN 276' x 23' = 6348'
TOTAL AREA OF Pylon WITH NEW SIGN 6624'

SITE AREA = 25.8852 ACS

Re: Restated Supplemental Deed of Trust, dated July 1, 1987
From: LIBERTY PLAZA ASSOCIATES,
UNITED AND ANNEA D. BARRETT & JOHN GUTHRIE
and, MLH INCOME REALTY PARTNERSHIP
Recorded in: Liber E.H.K. 37-18760, folio 014, etc.

BUILDING RESTRICTION LINE

EXISTING RESTRICTION LINE

EXISTING RESTRICTION LINE

EXISTING RESTRICTION LINE

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STV / LYON ASSOCIATES
Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 301-944-9112

REVISIONS

NO	DATE	DESCRIPTION



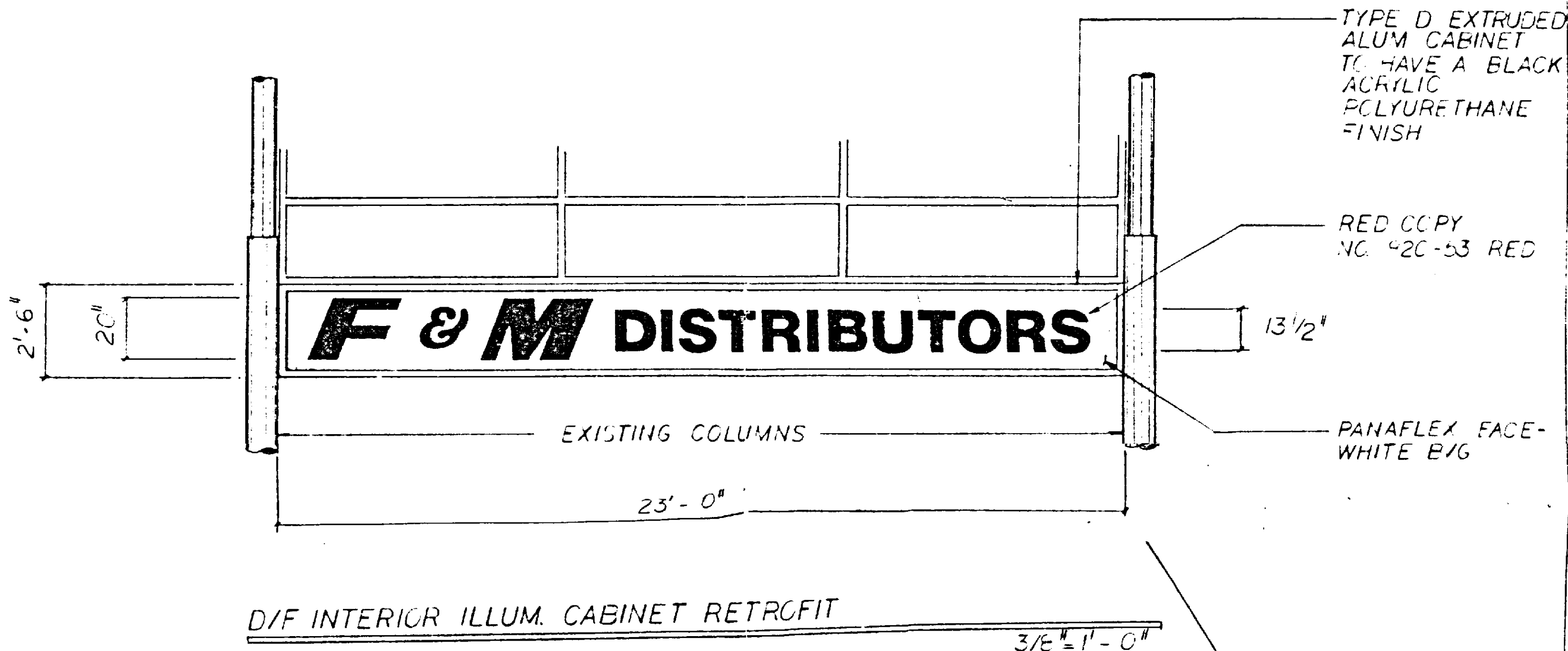
PLAN PREPARATION

DRAWN BY	ALM/SAH	DATE	AUG-15, 1987
CHECKED BY		DATE	
ENLARGED BY	RIDDLE		

AS - BUILT CERTIFICATION SURVEY
LIBERTY PLAZA SHOPPING CENTER
(OR BRADLEE'S PLAZA SHOPPING CENTER)
ELECTION DISTRICT NO. 2, C2
BALTIMORE COUNTY, MARYLAND.

DRAWING NO.
8053-59-001

SHEET NO.
1 of 1



#249

8715 Liberty Rd.

THIS DESIGN AND ENGINEERING IN DETAIL AND CONCEPT IS THE EXCLUSIVE PROPERTY OF Kieffer & CO. INC. AND FULLY PROTECTED BY UNITED STATES COPYRIGHT LAW	
CUSTOMER F & M	DATE
LOCATION Bradlee Plaza	REVISION
SCALE Noted DESIGN NO C-1099	DATE
DESIGNER MM	DATE
ACCOUNT REP MM	DATE
DATE 1/21/88	DATE
<p>Effective electrical advert sign must attract and welcome your customers with an impression of reliability and leadership. A good sign uses light, color and design to create the influence you want. The building of "customer attractive" signs is our business.</p> <p>Kieffer & CO. INC. ELECTRIC SIGNS 450 OLD SKYLINE RD. PARK CITY II</p> <p>APPROVED BY Kieffer & CO. INC. DATE 1988</p>	